



# City of NORFOLK

C: Director, Department of Development

To the Honorable Council  
City of Norfolk, Virginia

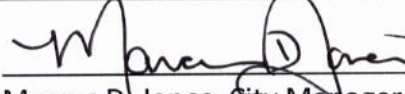
January 26, 2016

From: Daniel H. Cohen, Assistant Director of  
Development

**Subject:** Resolution designating the  
Greater St. Paul's Revitalization Area

Reviewed:   
Peter H. Chapman, Deputy City Manager

**Ward/Superward:** 4/7

Approved:   
Marcus D. Jones, City Manager

**Item Number:**

**R-10**

- I. **Recommendation:** Adopt Resolution
- II. **Applicant:** City of Norfolk, Department of Development
- III. **Description**

This agenda item is a resolution adopting the designation of the Greater St. Paul's Revitalization Area, as encompassed by the area to the east of St. Paul's Boulevard, to the south of Goff Street/Saint Julian Avenue, to the west of Roberts Road/Park Avenue, and to the north of Holt Street and the southernmost portion of Tidewater Drive, pursuant to § 36-55.30:2 of the *Code of Virginia*, 1950, as amended.

The resolution will formally designate a revitalization area for Greater St. Paul's for purposes of supporting development projects that are seeking low-income housing tax credits. The Virginia Housing and Development Authority ("VHDA") administers the Low-Income Housing Tax Credit ("LIHTC") program and annually adopts a Qualified Allocation Plan ("QAP"), which governs the distribution of available tax credits to eligible developments. Under the QAP, a project can receive points if it is located in a Revitalization Area. The proposed resolution will fulfill the requirements of § 36-55.30:2 of the *Code of Virginia* and allow tax credit projects located in the revitalization area to receive QAP distributed points.

IV. **Analysis**

- § 36-55.30:2 of the *Code of Virginia*, 1950, as amended defines requirements to support development projects submitting LIHTC applications.
- This resolution establishes the revitalization area pursuant to § 36-55.30:2 of the *Code of Virginia*, 1950.

**V. Financial Impact**

There are no local incentives provided with the designation of the revitalization area.

**VI. Environmental**

N/A

**VII. Community Outreach/Notification**

Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

**VIII. Board/Commission Action:**

N/A

**IX. Coordination/Outreach**

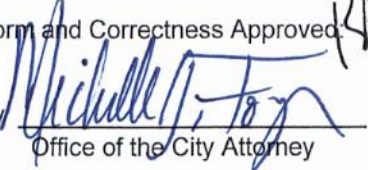
This letter and ordinance have been coordinated with the Department of Development, the City Attorney's Office and the City Manager's office.

Supporting Material from the Office of the City Attorney:


- Resolution
- Exhibit A, Map of Revitalization Area

10/27/15mr

Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved:

By   
DEPT. Development

NORFOLK, VIRGINIA

## RESOLUTION No.

A RESOLUTION TO DESIGNATE THE AREA TO THE EAST OF ST. PAUL'S BOULEVARD, TO THE SOUTH OF EAST PRINCESS ANNE ROAD, GOFF STREET, AND SAINT JULIAN AVENUE, TO THE WEST OF ROBERTS ROAD AND PARK AVENUE AND TO THE NORTH OF HOLT STREET AND THE SOUTHERNMOST PORTION OF TIDEWATER DRIVE IN THE CITY OF NORFOLK AS THE GREATER ST. PAUL'S REVITALIZATION AREA.

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WHEREAS, pursuant to the terms of Action N2.4.2 of plaNorfolk2030, the City Council has determined that it would be advantageous to establish "neighborhoods of choice that embrace people from a diversity of incomes and ethnicities" by ensuring "affordable housing is located in proximity to employment centers, service centers and public transit"; and

WHEREAS, in furtherance of the goals set forth in plaNorfolk2030, the City Council desires to designate and to establish the area of the City within the boundary lines shown on Exhibit A attached hereto as a revitalization area to be known as the "Greater St. Paul's Revitalization Area" pursuant to § 36-55.30:2 of the Code of Virginia, 1950, as amended; and

WHEREAS, the area of the City encompassed by the Greater St. Paul's Revitalization Area is to be determined in accordance with Exhibit A attached hereto but can be described generally as



the area to the east of St. Paul's Boulevard, to the south of East Princess Anne Road, Goff Street and Saint Julian Avenue, to the west of Roberts Road and Park Avenue and to the north of Holt Street and the southernmost portion of Tidewater Drive; and

WHEREAS, goals of the City within the Greater St. Paul's Revitalization Area include the establishment of both market rate and affordable housing, the assemblage of lots or parcels owned by different parties, the buyout of leases to facilitate redevelopment, substantial infrastructure improvements such as new or relocated traffic signals, a public street, and a public park, the demolition of existing non-historic structures that have been vacant for at least one year, and to provide space for a business incubator, innovation center, community center, resilience lab, or similar public-benefit use; now, therefore

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That in furtherance of the above-stated desire and intent of the City Council, the City Council hereby designates that area shown on Exhibit A attached hereto as the Greater St. Paul's Revitalization Area.

Section 2:- That the City Council hereby finds (i) the Greater St. Paul's Revitalization Area is (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements, or other facilities in such area are subject to one or more of the following conditions: dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, and (2) the industrial, commercial or other economic development of the Greater St. Paul's Revitalization

Area will benefit the City but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or to remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Greater St. Paul's Revitalization Area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Section 3: This ordinance shall be in effect from and after the date of its adoption.



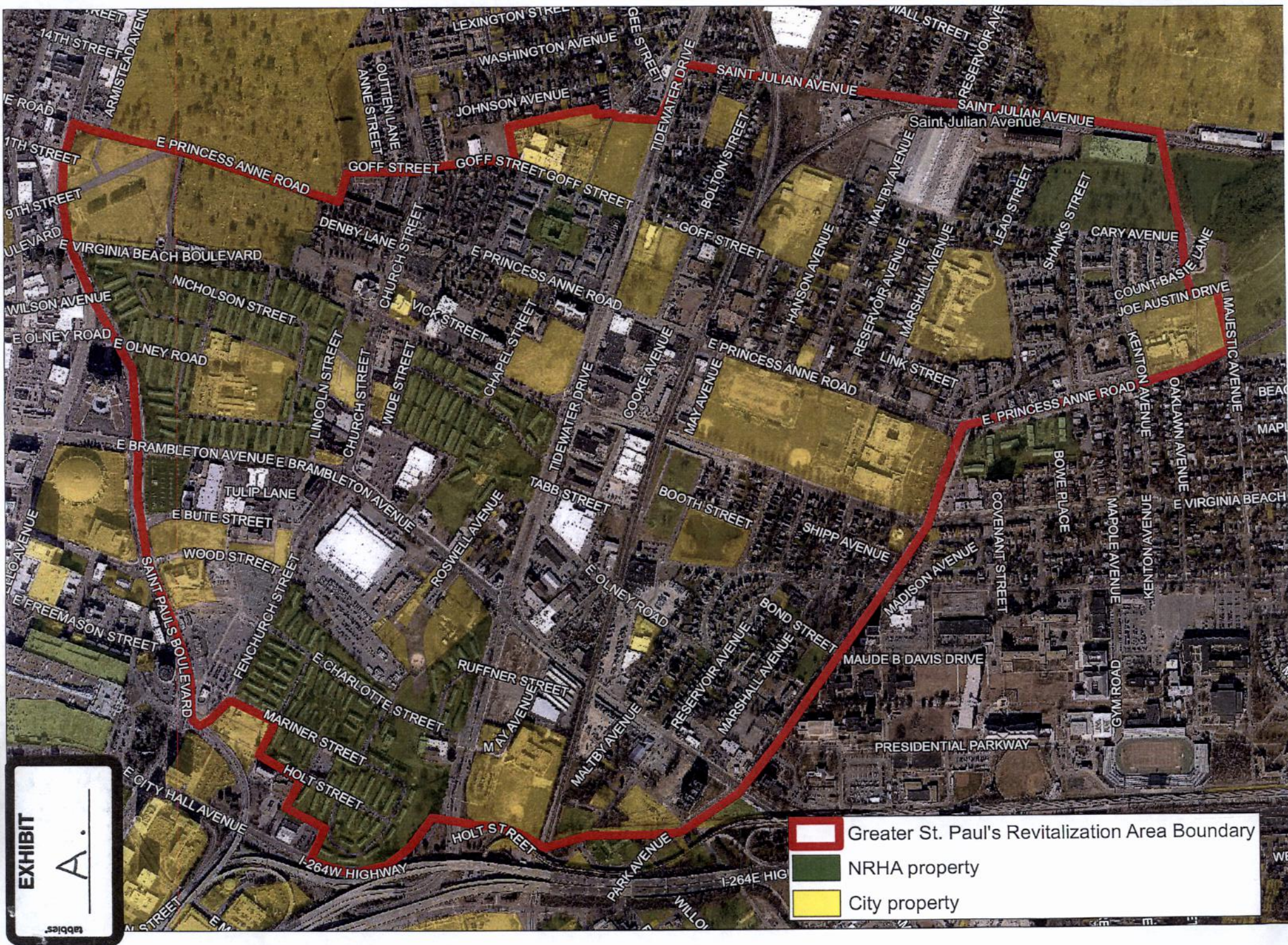


EXHIBIT  
A.  
tabbles

- Greater St. Paul's Revitalization Area Boundary
- NRHA property
- City property